

**Minneapolis**  
City of Lakes

**Operations & Regulatory  
Services**

John A. Bergquist  
Assistant City Coordinator

**Inspections Division**  
Merwyn Larson, P.E., Director

**Construction Inspection  
Services**  
Connie Fournier, Deputy Director

**Development Review Services**  
Bradley J. Thorson, Deputy Director

**Housing Inspection Services**  
JoAnn Velde, Deputy Director

250 South 4<sup>th</sup> Street - Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5800  
Fax 612 673-5819  
TTY 612 673-3300

*PSRS - Postponed 7/31/02*

July 8, 2002

The Honorable Joe Biernat, Chair  
Public Safety and Regulatory Services Committee  
Room 307, City Hall  
Minneapolis, Minnesota 55415

**RE: 625 Newton Avenue North**

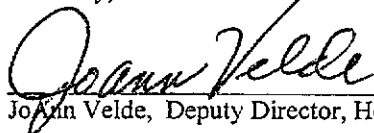
In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by razing the building as provided in Chapter 249.

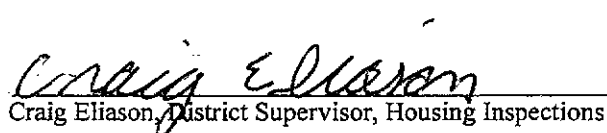
Address:	625 Newton Avenue North	Ward	5
Legal Description:	Lot 8 - Block 18 Oak Park Addition to Minneapolis		
Building Type:	Single Family	Dwelling Unit Number:	1
Number of stories:	2.0	Square Footage	
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Council Member of the Ward Approves Removal?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

**RECOMMENDATION:**

The City Coordinator, Assistant City Coordinator, Director of Inspections and Supervisor of Hazardous/Boarded Buildings recommends that the City Council approve the removal and razing of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

  
JoAnn Velde, Deputy Director, Housing Inspections

  
Craig Eliason, District Supervisor, Housing Inspections

Report Prepared By **James Edin**  
Inspector, Hazardous/Boarded Buildings  
Phone: 673-5828

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

PS & RS Committee Date: July 31, 2002 (2:00 p.m.)

Subject Property Address: 625 Newton Avenue North Ward: 8

Owner(s) of Record: Estelle McCray (deceased)

Taxpayer of Record: Twanna Tanner

Neighborhood Assn: Northside Residents Redevelopment Council

Attn: Sheri Pugh, Chairperson

1313 Plymouth Ave Minneapolis MN 55411

General Property Information: Lot Size: 42 x 127.4 Number of Units: 1

Building Age: 98 Yrs Year Built: 1904 Zoning: R2B # of Stories: 2.0

Comprehensive Land Use: Low Density Residential – No special/combined uses exist  
(per Neil Anderson, Zoning/Planning)

Historic Significance: Has no adverse effect if removed. (per Greg Mathis, Zoning/Planning)

Housing Needs/Vacancy Rate: 2% - Single Family 3% - Multi Family  
(per Fred Neet, Zoning/Planning)

Conditional uses or variances: None (per Van Vorhis, Zoning/Planning)

Neighborhood Assn: We received written request: Yes ☐ No ☒  
We received response to Impact Statement: Yes ☐ No ☒

Neigh. Impact Response: Rehab: none Demo: none Don't Know: none

MCDA: Recommends Demolition: After rehab Market Value: \$100,000.

Comment: Rehab funds ☒ are ☐ are not available. ☒ Is ☐ Is Not in CDBG area

Inspections Division: Recommends Demolition Estimated Cost to demo: \$10,500.

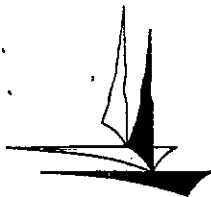
Comment: Dwelling had 2 severe fires – front room burnt through to basement – total gut and roof, siding, electrical, plumbing, hearing required – gross estimate based on \$90 to \$110 sq ft rehab cost – dwelling unsafe for interior inspection.

Estimated Cost To Rehab: \$95,400. to \$116,600. (plus acquisition and holding costs)

History of Neglect: Refer to data in file "History By Address"

Initial Board Date: 4/13/2001 Number of Notices: 3 Boardings: 2 Fire: Yes (4/3/01)

Owner gave auth to demo: YES ☐ NO ☒ Submitted written rehab statement: YES ☐ NO ☒



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Natalie Johnson Lee  
Council Member, Ward 5  
307 City Hall  
350 South Fifth Street  
Minneapolis, Minnesota 55415

July 8, 2002

RE: 625 Newton Ave N

Dear Council Member Johnson Lee:

This letter is to notify you that the building located at **625 Newton Avenue North**, in your ward is due for a **Public Safety and Regulatory Services Committee** meeting on Wednesday, July 31, 2002 at 2:00 p.m. in Room 317 of City Hall

We hereby request your confirmation that this building is a public nuisance so we can proceed to request the Public Safety and Regulatory Services Committee to concur in our recommendation to eliminate the nuisance by razing said structure.

Thank you.

YES \_\_\_\_\_ NO \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Sincerely,

Craig Eliason  
District Supervisor, Housing Inspections Services  
673-5851

CE/ch

# **BOARDED BUILDINGS** **MCDA REPORT – CHAPTER 249 FINDINGS**

INSP. USE ONLY  
 Sent: 7-9-02  
 Returned:

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, MCDA submits the following information for the City Council's consideration at the public hearing regarding alleged nuisance conditions at:

625 NEWTON AV NORTH

Return To: Public Service Center, 250 So. 4<sup>th</sup> St (Boarded Bldgs--Room 300) as soon as possible.  
 Date of PS & RS hearing 7-31-02

TO BE COMPLETED BY INSPECTIONS			
Zoning:	Number of Units: <u>1</u>	Number of Baths: <u>1</u>	
Lot Size: <u>42 X 127.4</u>	Number of Stories: <u>2</u>	Heating Type: <u>H2O</u>	
Building Age: <u>98 YRS</u>	Number of Rooms: <u>5</u>	Foundation Type: <u>BLOCK</u>	
Gross Living Area: <u>1060</u>	Number of Bedrooms: <u>2</u>		
Foundation Size:	<input type="checkbox"/> Full	<input checked="" type="checkbox"/> Partial	<input type="checkbox"/> Crawl Space
Car Storage:	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Car Port	<input type="checkbox"/> Parking Pad <input type="checkbox"/> None <u>12 X 20</u>
Estimated Cost of Demolition:	<u>\$10,500.00</u>		
Estimated Cost of Code Compliance Rehabilitation:	<u>95,400 - 116,600.00</u> <i>plus acquisition and holding costs</i>		
Comments:	<u>2 SEVERE FIRES - FRONT ROOM BURNED THROUGH TO BASEMENT. TOTAL GUT AND ROOF, SIDING, ELECTRICAL, PLUMBING, HEATING REQUIRED. GROSS ESTIMATED BASED ON \$90-\$110.00 SQ FOOT REHAB COST. BLDG UNSAFE FOR INTERIOR INSPECTION</u> <u>INSPECTIONS RECOMMENDS DEMO</u>		
Signature <u>James W. Edin</u>	Date <u>7-9-02</u>		

TO BE COMPLETED BY MCDA	
After Rehab. Market Value:	<u>\$100,000.00 L.F.</u>
Availability of Rehab. Funds:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CDBG Designated Area:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommendation:	<input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Demolition
Comments:	
Signature <u>Earl Pettiford</u>	Date <u>7/16/02</u>



625 Newton Ave North



625 Newton Ave North

**Boarded Buildings  
Zoning/Planning Departments Report -- 673-2597**

INSP. USE ONLY  
Sent: JULY 2, 2002  
Completed:

**Chapter 249 Findings**

Pursuant to Section 249.40 of the Minneapolis Code of Ordinances, the Zoning/Planning Departments Submit the following information for the City Council's Consideration at the public hearing regarding alleged nuisance conditions at:

**625 NEWTON AVENUE NORTH**

**RETURN TO BOARDED BUILDINGS, 300 PUBLIC SERVICE CENTER**

**no later than: JULY 17, 2002**

**PS & RS hearing scheduled for: JULY 31, 2002**

**Zoning**

1. The subject property is zoned: R2B  
2. Do ~~special council permits~~, conditional uses, or variances exist at this address? ☐ Yes ☒ No  
3. Comments:

Van Vorhis  
Signature (Van Vorhis)

July 2, 2002  
Date

**COMPREHENSIVE LAND USE**

1. The subject property's comprehensive land use plan classification is: Low Density Residential  
2. Special/combined uses exist at this address? ☐ Yes ☒ No  
3. Comments:

Neil Anderson  
Signature (Neil Anderson)

7/2/02  
Date

**HISTORIC SIGNIFICANCE**

1. The subject property is: ☐ Nationally registered ☐ Locally designated as historic  
☐ A potential historic resource ☒ No adverse effect if removed  
2. Comments:

Greg Mathis  
Signature (Greg Mathis)

7/17/2002  
Date

**HOUSING NEEDS**

1. Neighborhood vacancy rate is: 2 % Single-Family 3 % Multi-Family  
2. Planning Department Perspective:

Fred Neel  
Signature (Fred Neel)

7-2-02  
Date

# NOTICE OF PUBLIC HEARING

PURSUANT TO CHAPTER 249 MINNEAPOLIS CODE OF ORDINANCES, THE  
DIRECTOR OF INSPECTIONS HAS DETERMINED THE DWELLING ON THE  
PREMISES COMMONLY KNOWN AS 625 Newton Avenue North  
AND LEGALLY DESCRIBED AS Lot 8, Block 18 - Oak Park Addition  
CONSTITUTES A NUISANCE CONDITION WITHIN THE MEANING OF THE  
ORDINANCE.

THE DIRECTOR OF INSPECTIONS RECOMMENDS THAT THE STRUCTURE BE  
RAZED/REHABILITATED. IF IT IS RAZED THE COSTS WILL BE ASSESSED.  
TO THE PROPERTY.

THE PUBLIC SAFETY AND REGULATORY SERVICES COMMITTEE OF THE  
MINNEAPOLIS CITY COUNCIL WILL HOLD A PUBLIC HEARING IN ROOM <sup>317</sup>~~132~~,  
CITY HALL ON Wednesday, July 31, 2002 AT <sup>2:00</sup>~~1:30~~ P.M. TO ACT ON THIS  
RECOMMENDATION.

THIS NOTICE IS THE PROPERTY OF THE CITY OF MINNEAPOLIS

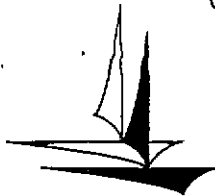
## WARNING

DO NOT REMOVE UNDER PENALTY OF LAW

DATED July 17, 2002

Division of Inspections, 250 S. 4th St. Minneapolis, MN 55415

673-5828



**City of Minneapolis**

**Operations & Regulatory Services**

John A. Bergquist  
Assistant City Coordinator

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Building 673-5842  
Electrical 673-5868  
Environmental 673-5897  
Heating 673-5847  
Housing 673-5858  
Plan Review 673-5831  
Plumbing 673-5845  
Rental Licensing 673-5856  
Zoning 673-5836

*CLARA*

6-18 01

*Jim Newham -  
no new permits  
status?*

**NOTICE OF REQUIRED FIRE REPAIR**

April 10, 2001

Ms. Estelle McCray  
625 Newton Ave. N.  
Minneapolis, MN 55411

RE: 625 Newton Ave. N.

Dear Ms. McCray:

The Minneapolis Fire Department has notified the Inspections Division that damage has occurred at the above listed property on 04/03/01. Per Minneapolis Code of Ordinances Sections 87.100, 85.100 and 85.20 and Uniform Building Code Sections 102, 1605.1 and 3402, you are required to obtain a building permit and any other necessary permits (i.e. electrical, plumbing, etc.) and complete the repairs. After you have obtained the building permit, you must call the inspector whose name and phone number is on the permit to conduct the required framing inspection. You must obtain this permit and call for the framing inspection within 60 days (June 11, 2001), or this matter will be referred to the city attorney's office for legal action.

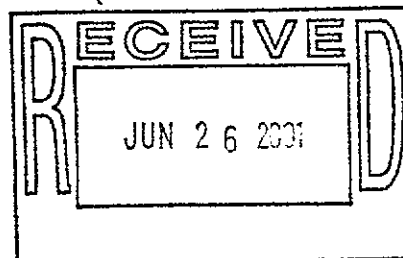
You or your contractor may obtain a permit from this office during the hours of 9 a.m. - 3 p.m. Monday through Friday. If you are unsure how to make the repairs, which will comply with the requirements of the building code, you will need the services of a design professional. The permit fee is based on the dollar value of repairs.

Sincerely,

*Nell Bean*

Nell Bean  
Building Inspections  
612-673-2327

*6/25/01 - No signs  
of activity or work -  
windows/doors boarded*





Word/publish

# APPLICANT

APPLICANT		OWNER		PROFESSIONAL	
Applicant	GARY ROHWEDER	Home Ph		Work Ph	612-522-8577
Representative		Extension			
Position/Title		Fax		Type	
Address Line 1	3201 NORTH 3RD STREET	SSN			
Address Line 2					
City / State	MINNEAPOLIS MN	Zip	55412		
E-mail					
Identifiers					
Contact	GARY ROHWEDER	Home Ph		Work Ph	612-522-8577
Representative		Extension			
Position/Title		Fax		Type	
Address Line 1	3201 NORTH 3RD STREET	Birthdate			
Address Line 2					
City / State	MINNEAPOLIS MN	Zip	55412		
E-mail					
Copy Applicant From: <input type="radio"/> Applicant <input type="radio"/> Owner <input type="radio"/> Professional					

7/11/02

I spoke with Gary - he has the CC orders and also has a lien against the property

CD